

SLJ Company

For Sale

First Impressions Apartments

31 Unit Bachman Lake Apartment Complex

9720 Starlight Rd.

Dallas, TX



Exclusively Offered by:

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Aerial Photograph







INVESTMENT HIGHLIGHTS

DYNAMIC LOCATION

The subject property presents the opportunity to purchase a stabilized income producing apartment complex in the redeveloping Bachman Lake neighborhood.

The subject property is walking distance from the new DART Bachman Station at Harry Hines Blvd. and Community Dr. There are also many new retail developments in the immediate area surrounding the subject property.

OPPORTUNITY

The subject property offers the opportunity to enjoy stabilized income in a redeveloping infill neighborhood within walking distance from the DART Rail.

PRICE

**For pricing and financial information call:
Ty Underwood
214-520-8818 ext. 3**

PROPERTY INFORMATION

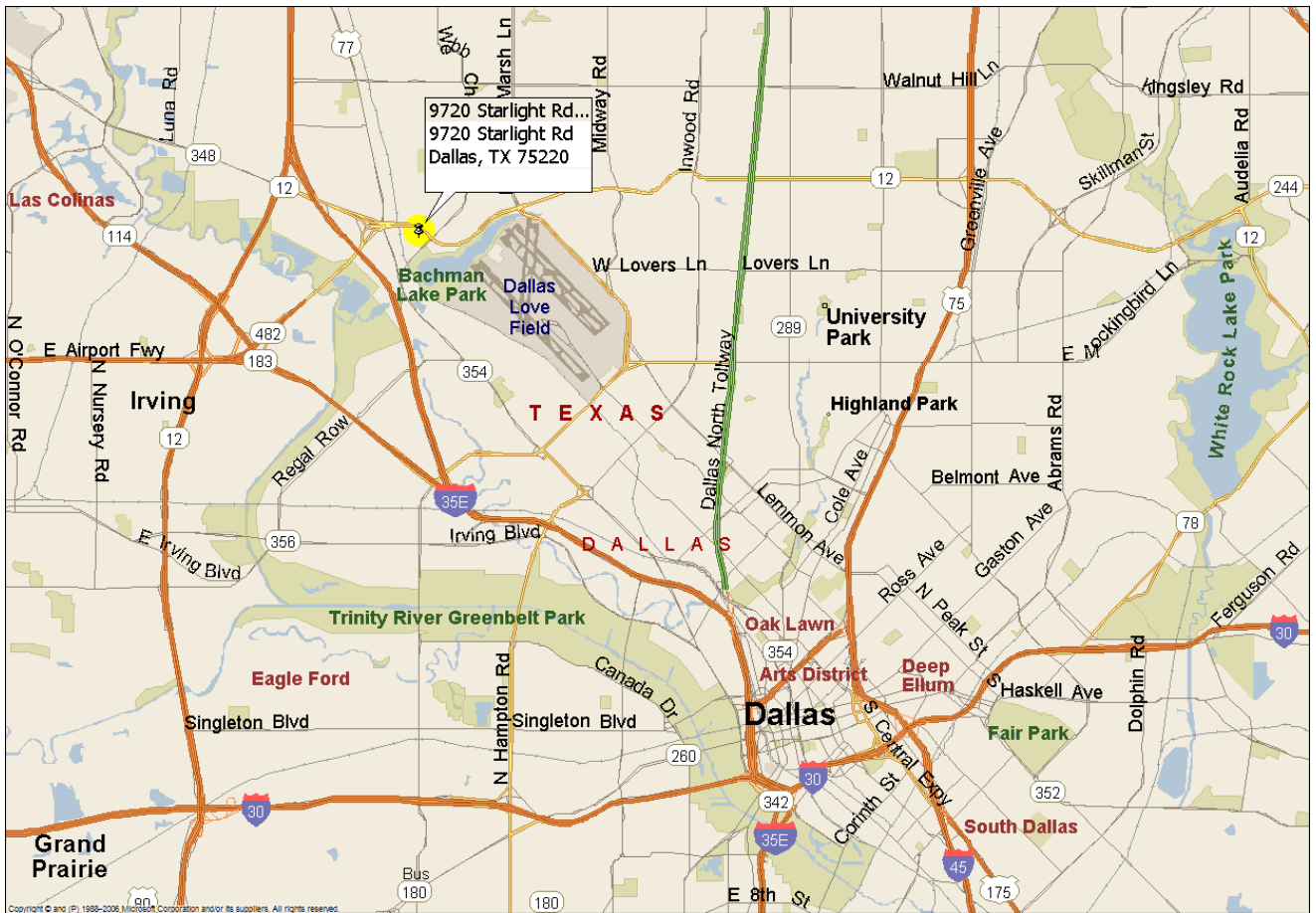
The subject property is located at Starlight Rd. and Community Dr. The Property is improved with 2 - three story brick apartment buildings containing a total 31 apartment units. The subject property sit on approximately 25,700 square feet of Multifamily District 2 (MF-2) zoned land.

MUNICIPAL ADDRESS	9720 Starlight Rd. Dallas, TX 75220
LEGAL DESCRIPTION	Lake Line Park Blk A/5780 Lot 8 & 9 & 28.5' 1
LAND AREA	.59 Acres (25,700 square feet)
BUILDING AREA	16,203
UNITS	31
UNIT MIX	2 - 2BD, 2BA 28 - 1BD, 1BA 1- 2BD, 1BA
YEAR BUILT	1976
BUILDING CONSTRUCTION	2 - Three Story Brick & Siding Buildings
ROOF	Flat
HVAC	Individual units
METERING	Individual
PARKING LOT	Asphalt
DART RAIL	Walking distance
MINERALS	None

Rent Roll

First Impressions Apartments

APT #	NAME	RENT	Unit Size
101	PEREZ	\$ 425	1-1
102	HERNANDEZ	\$ 425	1-1
103	LEUS	\$ 400	1-1
104	VACANT	\$ 550	2-2
106	MEZQUITE	\$ 400	1-1
107	VARGAS	\$ 400	2-1
108	GARCIA	\$ 425	1-1
109	DE LA PAZ	\$ 425	1-1
110	JIMENEZ	\$ 425	1-1
111	RIVERA	\$ 425	1-1
112	BICH	\$ 400	1-1
201	VACANT	\$ 425	1-1
202	HUERTA	\$ 400	1-1
203	SANTIAGO	\$ 550	1-1
204	VACANT	\$ 425	1-1
205	SANCHEZ	\$ 400	1-1
206	HERNANDEZ	\$ 400	1-1
207	CRUZ	\$ 400	1-1
208	SANCHEZ	\$ 400	1-1
209	MANAGER	\$ 625	2-2
210	AGUIRRE	\$ 425	1-1
211	MARTINEZ	\$ 400	1-1
212	VACANT	\$ 425	1-1
301	MERCADO	\$ 400	1-1
302	SOLIS	\$ 425	1-1
303	MERCADO	\$ 425	1-1
304	MERCADO	\$ 400	1-1
305	BROWN	\$ 400	1-1
306	ALCALA	\$ 400	1-1
307	URQUIZO	\$ 425	1-1
308	URQUIZO	\$ 425	1-1



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SLJ Company, LLC
Real Estate Broker Company

04/9/72
Real Estate Licensee

_____ Date

Buyer, Seller, Tenant or Landlord

_____ Date

Buyer, Seller, Tenant or Landlord

_____ Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.

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